

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
APRIL 14, 2004  
COUNCIL CHAMBERS, 12<sup>TH</sup> FLOOR CITY ADMINISTRATION BLDG  
8:30 A.M.**

**NOTE:** *Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 5<sup>th</sup> floor of the City Administration Building, located at 202 C Street, San Diego, CA 92101.*

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ADLs) are required, please contact the Disability Services Coordinator at 236-5679 at least five (5) working days prior to the meeting to ensure availability. **Those items with an asterisk (\*) will include consideration of the appropriate environmental document.***

*Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.*

**HEARING OFFICER ASSIGNED TO TODAY'S HEARING: Gary Geiler**

ITEM-1:     **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**

ITEM-2:     **REQUESTS FOR CONTINUANCES.**

ITEM-3:     **REQUESTS FOR ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4:     **\* CHECOTA RESIDENCE – PROJECT NO. 3925**  
La Jolla Community Plan Area

**STAFF:       Vena Lewis**

Approval, denial or modification of an application for Coastal Development Permit and Neighborhood Development Permit to remodel and add 618 square-feet to an existing 1,712 square-foot, one-story single family residence on 11,279 square-foot site at **7956 Princess Street** in the RS-1-7 zone. Mitigated Negative Declaration. Report No. HO 04-050.

**RECOMMENDATION:**  
Approval.

HEARING OFFICER DOCKET OF APRIL 14, 2004

ITEM-5:       \* **MAPLEBRIDGE ROW HOMES – PROJECT NO. 3523**  
Uptown Community Plan Area

**STAFF:**       **Patrick Hooper**

Approval, denial or modification of an application for a Site Development Permit and Tentative Map Waiver to demolish an existing duplex and construct a new 8,745 square-foot, four-unit Row Home project on a 0.25-acre site containing steep hillsides located at **2710 First Avenue** in the MR-1000 zone of the Mid-City Communities Planned District within the Uptown Community Plan Area. Mitigated Negative Declaration. Report No. HO 04-043.

**RECOMMENDATION:**

Approval.

ITEM-6:       \* **GIRDNER RESIDENCE – PROJECT NO. 9188**  
Del Mar Specific Plan

**STAFF:**       **Derrick Johnson**

Approval, denial or modification of an application for a Site Development Permit and Neighborhood Use Permit to construct a new two-story 7,748 square-foot, two-story single family residence, including a new guest quarters. The project site is located at **5171 Del Mar Mesa Road** in the AR-1-1 Zone, Del Mar Mesa Specific Plan. Mitigated Negative Declaration. Report No. HO 04-044.

**RECOMMENDATION:**

Approval.

ITEM-7:        **CICCHETTO/BAILY RESIDENCES – PROJECT NO. 4364**  
Mission Beach Community Plan Area

**STAFF:        Glenn Gargas**

Approval, denial or modification of an application for a Coastal Development Permit to demolish existing single family residence and construct two single family residences, 1,397 square-feet on a 1,013 square-foot lot and 1,656 square-feet on a 1,250 square-foot lot. The project site is located at **821 and 825 Tangiers Court** in the R-N zone of Mission Beach Planned District in the Mission Beach Community Plan, Coastal Overlay (appealable), Coastal Height Limitation Overlay Zone, and within the Mission Beach Community Plan Area. Report No. HO 04-053.

**RECOMMENDATION:**

Approval.

ITEM-8:        \* **BOOK RESIDENCE – PROJECT NO. 4801**  
La Jolla Community Plan Area

**STAFF:        Glenn Gargas**

Approval, denial or modification of an application for a Coastal Development Permit and Site Development Permit to construct a two-story, 6,277 square foot single family residence on a vacant 17,059 square-foot property. The project site is located at **2333 Rue Adriane**, in the SF Zone of the La Jolla Shores Planned District, Coastal Overlay Zone (non-appealable), Coastal Height Limitation Overlay Zone, and within the La Jolla Community Planning Area. Mitigated Negative Declaration. Report No. HO 04-052.

**RECOMMENDATION:**

Approval.